



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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**Planning Board Minutes
Monday, October 17, 2022**

Approved: November 7, 2022

Vice Chair Joan Simmons called the meeting to order at 6:31pm
Members present: Joan Simmons, Joe Vlcek and Jim Wilkie
Member absent: Jeff Pallis, Alan Chaney

Mylar Plan Signatures – “0” River Street / Unkety Brook Way Development – Coleen Hayes

Agreement to sign-off of the finalized subdivision plans occurred during the approval of the Special Permit (Open Space Development) and Definitive Subdivision decisions and Conditions of Approval of Unkety Brook Way at the August 1st Planning Board meeting.

The three members present proceeded to add their signature to the Mylar plan. Ms. Hayes will have the plans duplicated and return a full set and copies for the town files.

Special Permit for a Ground-Mounted Solar Withdrawal – 1177 Main Street – Davis

The administrator received an email from Mr. Davis withdrawing his interest in pursuing the special permit. The administrator has produced a formal letter of withdrawal without prejudice for the Town Clerk.

Joe made a motion to approval the formal withdrawal of the application for the Special Permit. Jim second the motion. – Motion passed unanimously.

ANR Review – “255” River Street – Logiodice/Patenaude

Doug Lee from Land Engineering & Environmental Services Inc. presented the ANR on behalf of the applicant, Ellen Logiodice. They are proposing the creation of three separate lots on the existing 14.5 acre property. Every lot shown on the plan has frontage on River Street of at least such distance as is presently required by the Dunstable zoning bylaw for erection of a building on such lot. Lot 3 being a backland lot pursuant to bylaw section 11.7.

Lot 1 will be 2.64 acres with 200.42’ frontage on River Street. The applicant plans to build a new residence after all required permits and approvals are secured. Lot 2 will be 6.69 acres with 481.31’ frontage on River Street and will remain as a farm field, with no intention to be built upon



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at this time. Lot 3 has 50' frontage on River Street and will be a ~5.16 acre backland lot to be presented to the Planning Board as a special permit at a future public hearing.

No roadside stonewalls are currently expected to be disturbed. The board advised the applicant to refer to the town's country road bylaw if any future rock wall or tree disturbance were needed. A wetland scientist for the applicant has walked the property to note on the plans that there are no wetlands.

Town engineer David Langlais has approved the ANR with comments or additions to the application that the Doug Lee has addressed to the board's satisfaction.

Joe made a motion to approve the ANR. Jim 2nd the motion. – Motion passed unanimously. The board proceeded to add signatures to the plans presented.

Edge-of-Road By-law Proposal – Roads Commission

The Roads Commission had emailed the board to suggest that the town ought to have a regulation to offer guidance to townspeople relative to building walls and/or planting vegetation near the right-of-way. The intention of a new rule would be to ensure safe passage for winter snow plowing and road maintenance needs as well as provide the roads commissioners with a regulation reference for citizenry in the future.

Joan has put together a rough draft of a potential bylaw and incorporated some edits offered by members thus far.

A question of the board for town counsel will be forwarded on as to whether they should proceed to create this new rule as an amendment to the Zoning Bylaw or if it could be addressed more simply in another way.

Roads Commissions member Mike Martin was not in attendance but will be invited to attend the next PB meeting for additional discussion with the full board.

Approval of Meeting Minutes of October 3, 2022

Jim made a motion to approve the meeting minutes of the October 3rd meeting, as submitted. Joe 2nd the motion. – Motion passed unanimously.



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Bills/Payroll

No invoices/bills to be signed.

Jim made a motion to sign payroll. Joe 2nd the motion. – Motion passed unanimously.

Town engineering firm Hoyle Tanner requested the chair's sign-off on four task orders related to work performed, or to be performed on town projects (site reviews, special permit review, ANR reviews, etc.). These are not invoices, but the town engineering firm utilizes task orders and requested signatures to confirm work order needs and estimates. Joan added her signature to the task orders.

Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting

Joe made a motion to close the meeting at 7:30pm. Jim 2nd the motion. – Motion passed unanimously. The next scheduled meeting is Monday, November 7, 2022 at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board